

BEAM PARK[®]

A BRIGHT NEW ADDRESS

THE HOUSE COLLECTION

PART THREE



A new style for East London. A brighter outlook for you.

A new neighbourhood, building on the layers of history that make up Rainham and Dagenham's distinctive character and proud heritage. Beam Park is far more than a new address - it is a desirable place to live, learn, grow, play and be part of something special. It is part of the ongoing story of the transformation of two future-facing London boroughs, and a landmark in every way.



BEAM PARK®

You belong here

Living at Beam Park is about more than just a shared address in this exciting new neighbourhood, it means being in a place with the concept of community right at its heart. From the amenities that help create a sense of belonging such as schools, nurseries, the multi-faith centre and on-site gym to the new purpose-built open spaces, you will find many ways of interacting with other residents, making new friends, and putting down roots as Beam Park evolves and grows.

A new STYLE of London living

Beam Park has been designed as a people centred, pedestrian-friendly, convenient and accessible place to enjoy 21st century lifestyle to the full.



BEAM PARK. YOU BELONG HERE.

Set within an array of lush landscapes, Beam Park is a magnificent new neighbourhood with ample amenities for life, work and leisure



What is more, the sense of community is designed to grow in spaces both indoors and outdoors, and for all ages and every life-stage.

The residential design quality is seen throughout Beam Park, including common areas and interiors. With dual aspect rooms where possible, rooms maximise sunlight and daylight whether living rooms, kitchens, or bedrooms, while terraces and gardens create a seamless flow from inside to outside space.

THE HOUSE COLLECTION - PART THREE

A collection of beautifully designed contemporary 2, 3 and 4 bedroom houses set along picturesque tree lined streets. Selected homes benefit from impressive park views, whilst others boast spacious terraces - and all are finished to the highest specification.



Explore

A BEAUTIFULLY PLANNED NEW NEIGHBOURHOOD



Central Park

The new Central Park will be the heart of the community. The park will promote biodiversity and include children's play areas, outdoor exercise/workout equipment and plenty of space for residents to socialise and relax.



South Gardens

Southern edge of the site with new green areas including play and open space.



Gym

The proposed on-site gym will provide a convenient location for all residents to keep fit just a stones throw away from home.



Linear Park

A boulevard style green corridor and linear park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.



Medical Centre

A modern new medical centre will provide for all the residents health care needs.



School

There will be two proposed primary schools, ensuring the community's education needs are catered for.



Multi-faith centre

A new multi-faith centre provides a venue for worship and services for all the community.



Nursery

Parents of young children can find childcare conveniently close to home.



Beam Square

The new school entrance will open onto Beam Square, a more informal area and the location for a wide range of recreational uses by the community.



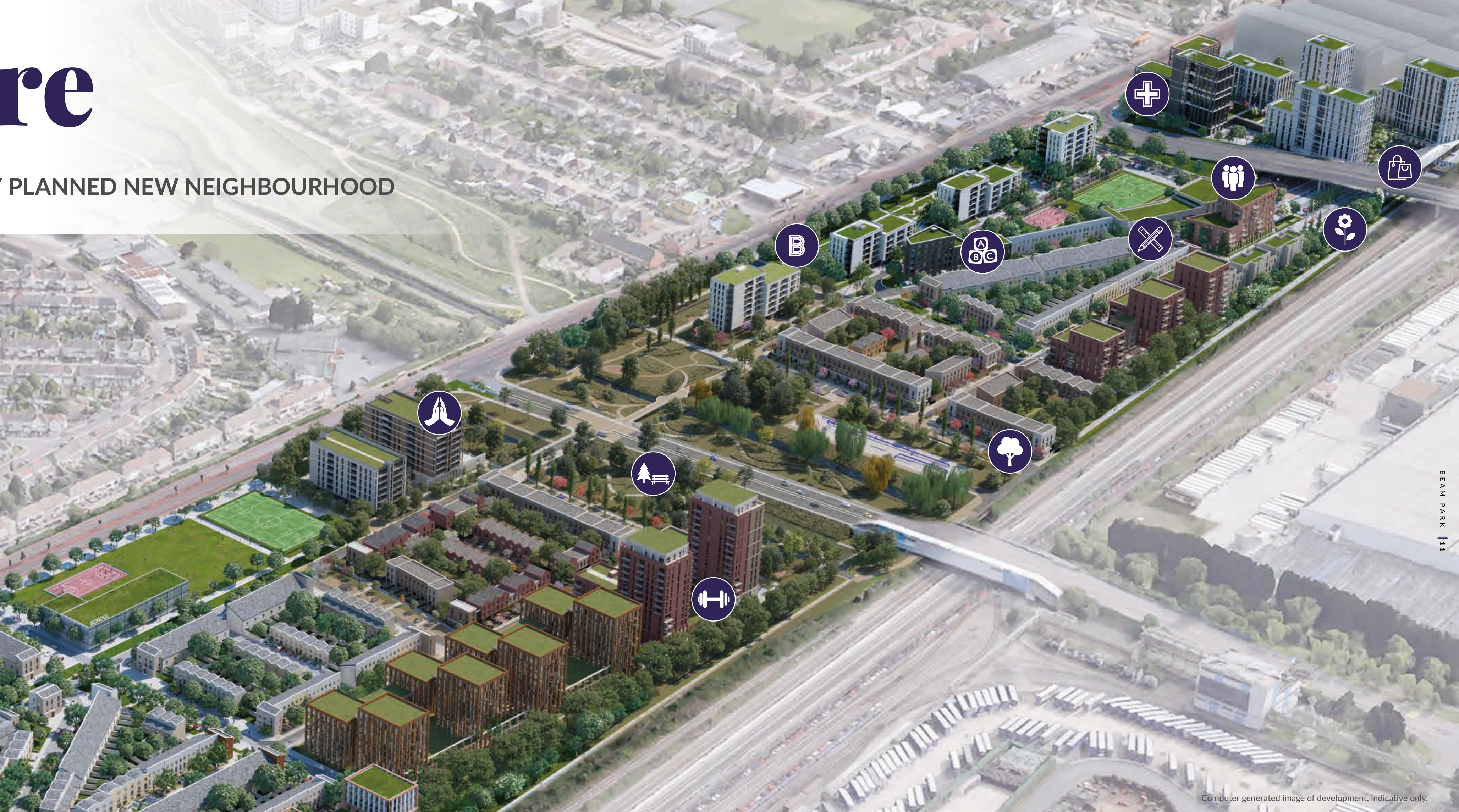
The Square

The hub of Beam Park will be a bustling Colonnade with landscaped seating and new amenities such as shops, restaurants and cafés.



Park View

On the edge of the new community park, apartments and homes set amongst open spaces offer shared spaces for residents to meet and children to play.



Computer generated image of development, indicative only.



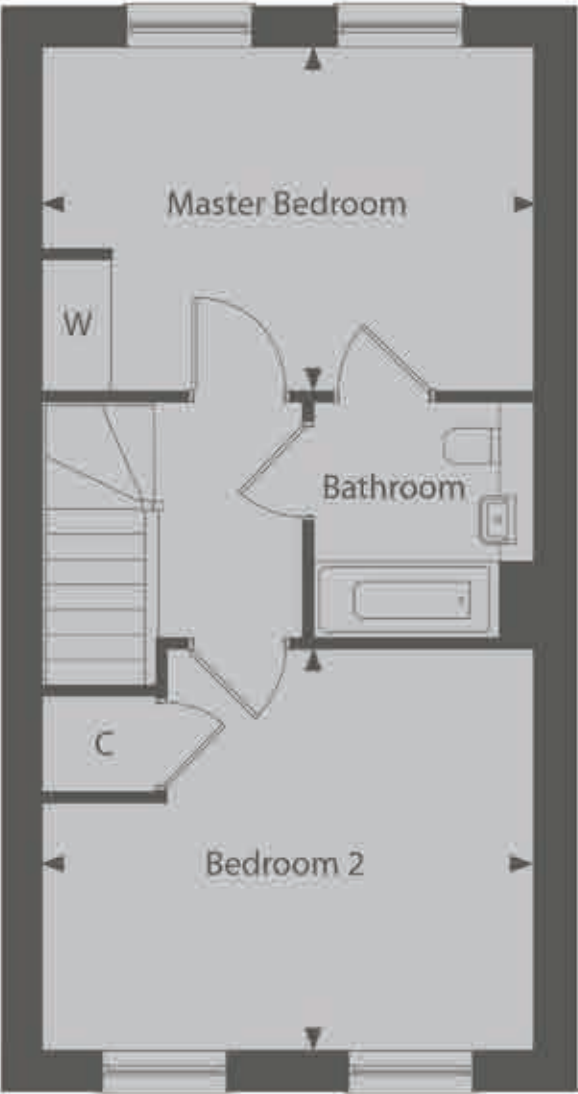
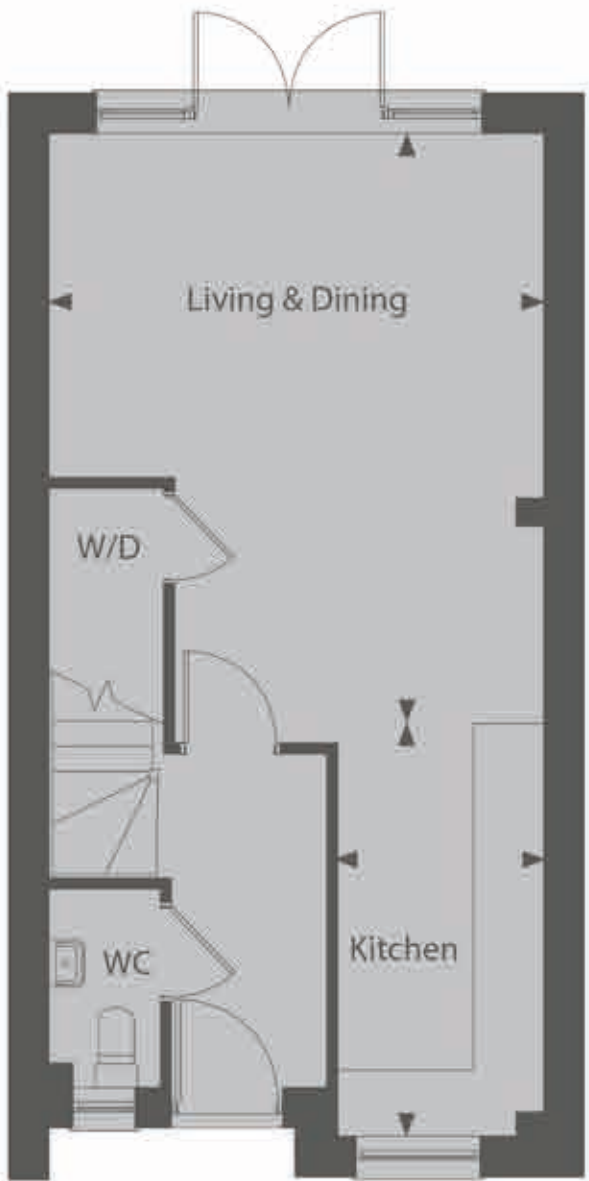
The Houses

Positioned centrally within the development, The Houses are located either side of Central Park, providing tranquil views and surrounded by open space. Close to the proposed primary school and just a short walk to the new medical centre, The Houses are located in a beautifully planned new neighbourhood.

Plots 847, 848, 849, 850, 851, 1141, 1146, 1155*, 1159* & 1162*



CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	3580mm x 1850mm	11'7" x 6'0"
Living & Dining	5555mm x 4465mm	18'2" x 14'6"

FIRST FLOOR

Master Bedroom	4465mm x 3131mm	14'8" x 10'3"
Bedroom 2	4465mm x 3654mm	14'8" x 12'0"

Total Internal Area 80.6 sq m 867.5 sq ft

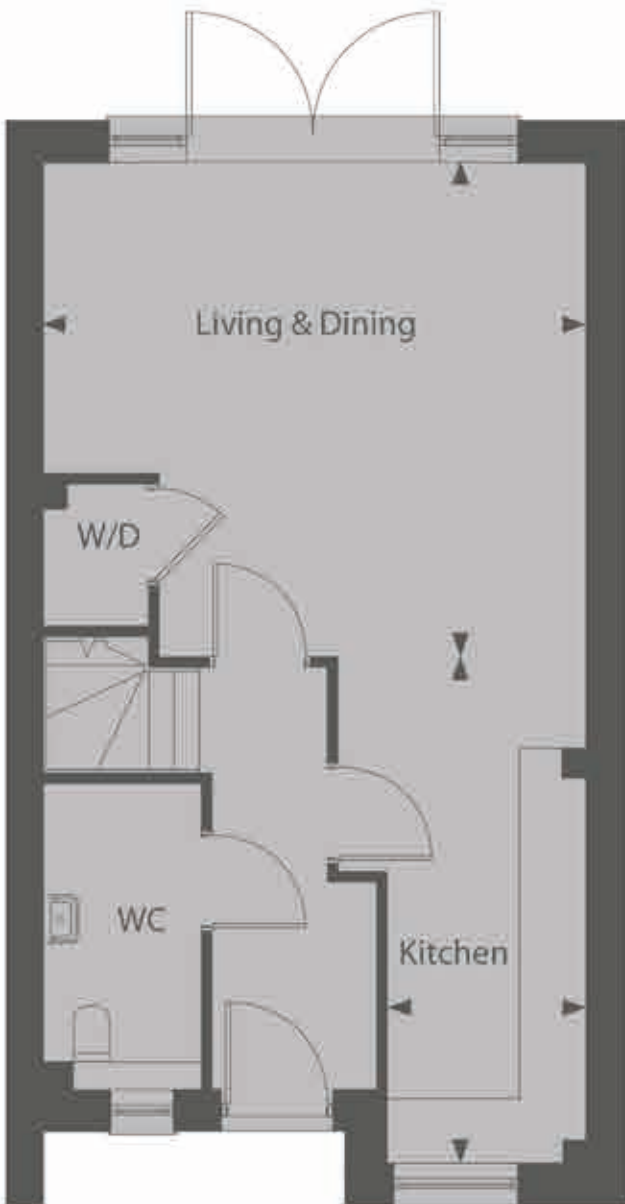
Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe, C denotes cupboard, W/D denotes washer/dryer. *denotes handed plots.

Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Plots 770*, 771, 777*, 778, 854*, 855, 858* & 859



CGI is indicative only. Speak to a Sales Consultant for plot specific details.



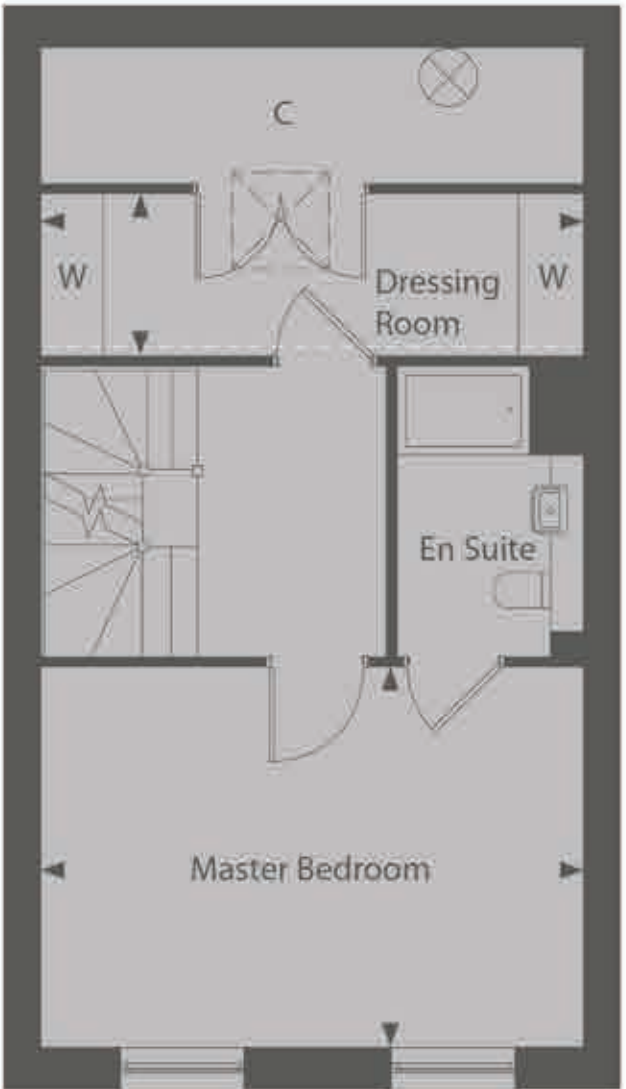
GROUND FLOOR

Kitchen	4631mm x 1857mm	15'1" x 6'0"
Living & Dining	4504mm x 4958mm	14'7" x 16'2"



FIRST FLOOR

Bedroom 2	4958mm x 3471mm	16'3" x 11'5"
Bedroom 3	4958mm x 2831mm	16'3" x 9'4"



SECOND FLOOR

Master Bedroom	4958mm x 3471mm	16'3" x 11'5"
Dressing Room	4958mm x 1481mm	16'3" x 4'8"

Total Internal Area 119.2 sq m 1283.1 sq ft

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. *denotes handed plots. --- denotes reduced ceiling height. Ø denotes water cylinder.



Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Plots 841, 844*, 845, 1139, 1140, 1142, 1143, 1144 & 1145



CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	4678mm x 2263mm	15'4" x 7'4"
Living & Dining	4457mm x 4963mm	14'6" x 16'2"

FIRST FLOOR

Bedroom 2	4963mm x 3365mm	16'3" x 11'1"
Bedroom 3	4963mm x 2937mm	16'3" x 9'7"

SECOND FLOOR

Master Bedroom	4963mm x 3365mm	16'3" x 11'1"
Terrace	5106mm x 2640mm	16'7" x 8'6"

Total Internal Area 118.8 sq m 1278.8 sq ft

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. *denotes handed plots. ∅ denotes water cylinder. Plot 1139 has varying layout. **Door position varies to plot 1139. † Window to plot 1139 only.

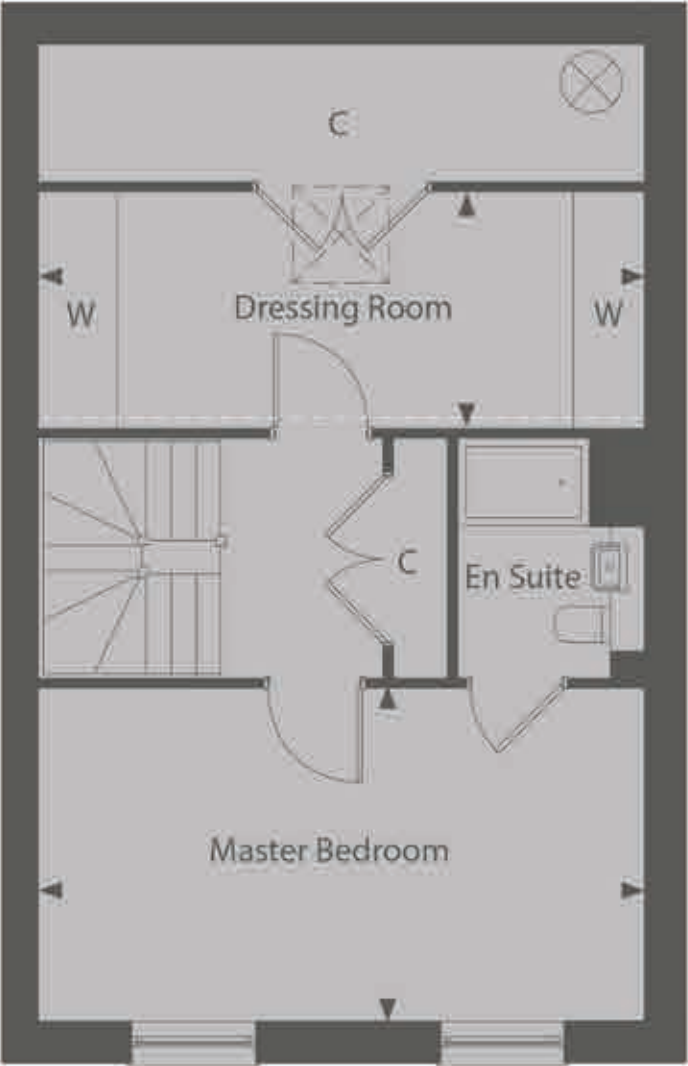
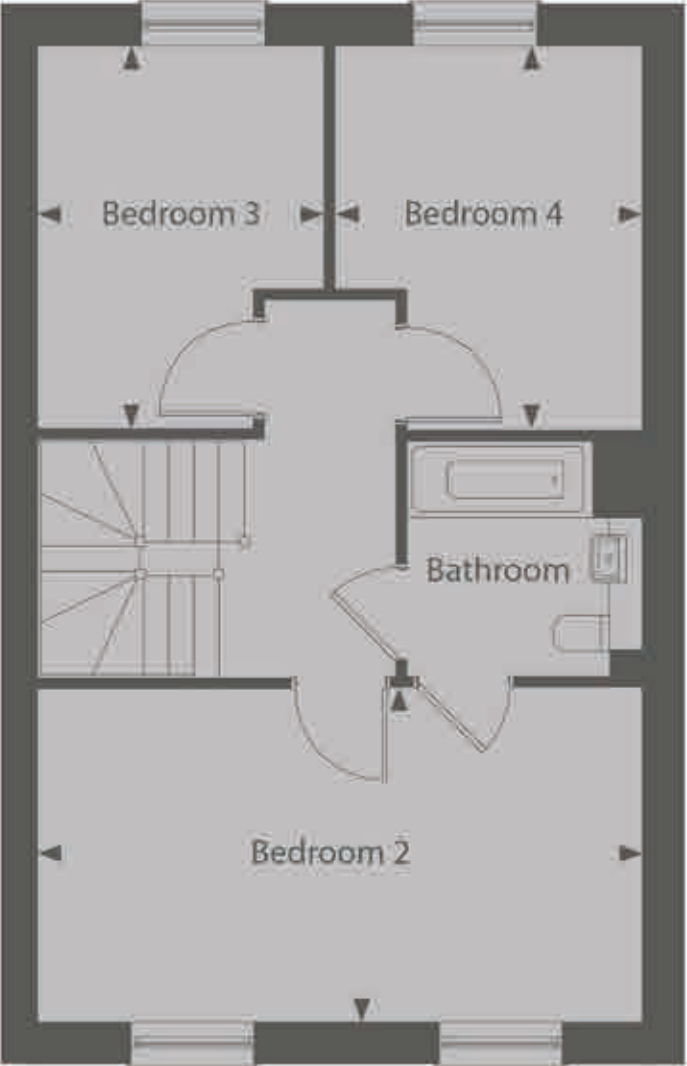
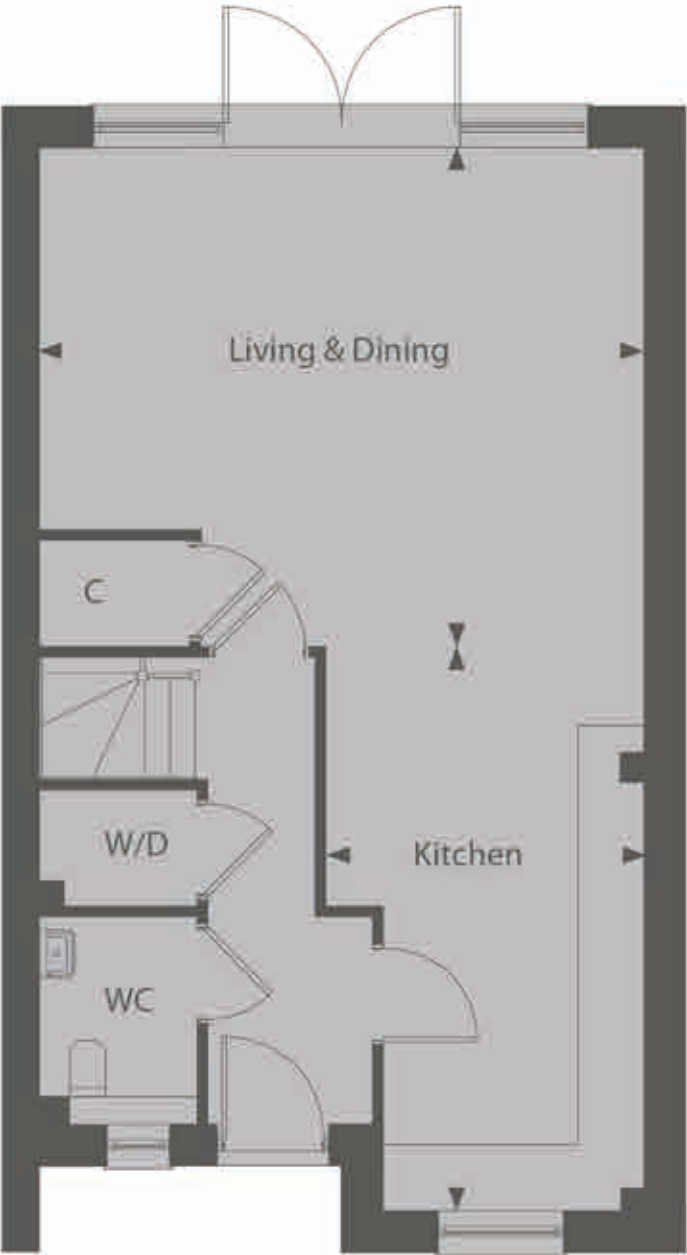
Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.



Plots 768*, 769, 772*, 773*, 774*, 775*, 776*, 779*, 780, 853*, 856*, 857* & 860*



CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	2900mm x 5151mm	9'5" x 16'8"
Living & Dining	5525mm x 4547mm	18'1" x 14'9"

FIRST FLOOR

Bedroom 2	5525mm x 3050mm	18'1" x 10'0"
Bedroom 3	3487mm x 2618mm	11'5" x 8'7"
Bedroom 4	3510mm x 2807mm	11'6" x 9'3"

SECOND FLOOR

Master Bedroom	5525mm x 3050mm	18'2" x 10'0"
Dressing Room	5525mm x 2135mm	18'1" x 7'0"

Total Internal Area 129.5 sq m 1393.9 sq ft

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. *denotes handed plots. --- denotes reduced ceiling height. Ø denotes water cylinder.



Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Plots 842, 843*, 1156, 1157, 1158, 1160, 1161 & 1163



CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	4450mm x 2413mm	14'5" x 7'9"
Living & Dining	5412mm x 4460mm	17'7" x 14'6"

FIRST FLOOR

Bedroom 2	5413mm x 3020mm	17'7" x 9'9"
Bedroom 3	3540mm x 2838mm	11'6" x 9'3"
Bedroom 4	3500mm x 2475mm	11'4" x 8'1"

SECOND FLOOR

Master Bedroom	5413mm x 3020mm	17'7" x 9'9"
Terrace	5553mm x 3203mm	18'2" x 10'5"

Total Internal Area 123.1 sq m 1330.4 sq ft

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. *denotes handed plots. Ø denotes water cylinder. **Please note that plot 1157 terrace area and layout may vary. Please speak to a Sales Consultant for more details.

Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.





CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	3228mm x 3510mm	10'9" x 11'5"
Living & Dining	5075mm x 5085mm	16'6" x 16'6"

FIRST FLOOR

Bedroom 2	5085mm x 3134mm	16'6" x 10'2"
Bedroom 3	4063mm x 2711mm	13'3" x 8'8"
Bedroom 4	4777mm x 2274mm	15'6" x 7'4"

SECOND FLOOR

Master Bedroom	5085mm x 3134mm	16'6" x 10'2"
Terrace	5088mm x 3765mm	16'6" x 12'3"

Total Internal Area 135.3 sq m 1456.3 sq ft

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. *denotes handed plots. Ø denotes water cylinder. **Please note that the highlighted terrace dimensions are referring to plot 1154. 1147 terrace area may vary slightly. Please speak to a Sales Consultant for more details.

Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.





CGI is indicative only. Speak to a Sales Consultant for plot specific details.



GROUND FLOOR

Kitchen	3937mm x 2212mm	12'11" x 7'0"
Living & Dining	5338mm x 5323mm	17'6" x 17'4"

FIRST FLOOR

Master Bedroom	3975mm x 3762mm	13'1" x 12'4"
Bedroom 2	5338mm x 3035mm	17'6" x 10'0"
Terrace	4060mm x 1473mm	13'3" x 4'8"

SECOND FLOOR

Bedroom 3	3975mm x 3762mm	13'1" x 12'4"
Bedroom 4	5338mm x 3034mm	17'6" x 9'11"

Total Internal Area 132.9 sq m 1430.5 sq ft

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe, C denotes cupboard, W/D denotes washer/dryer, *denotes handed plots, Ø denotes water cylinder.



Dimensions may vary from those listed above. Please speak to Sales Consultant for details. All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

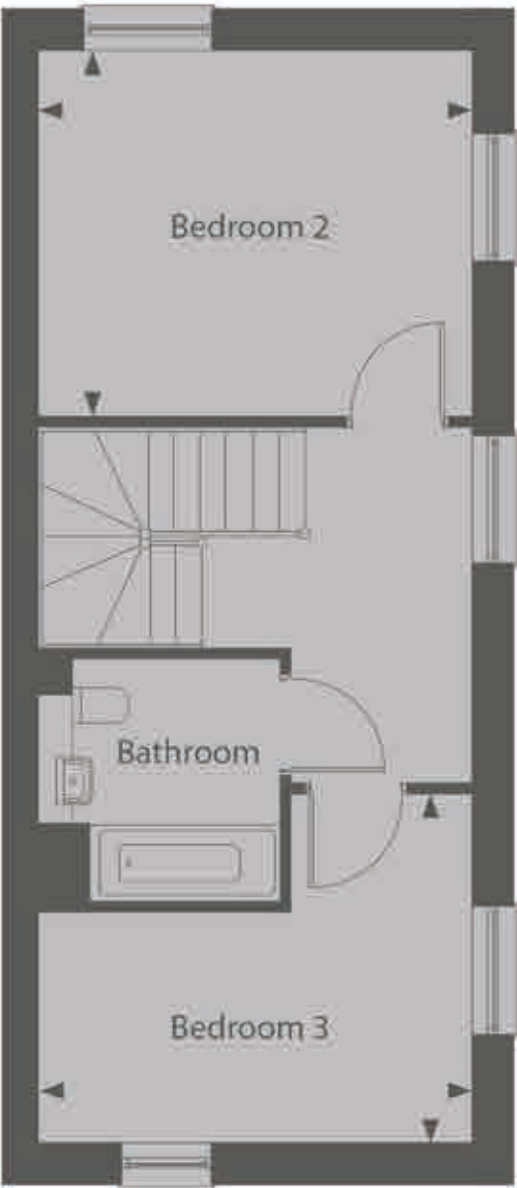


CGI is indicative only. Speak to a Sales Consultant for plot specific details.



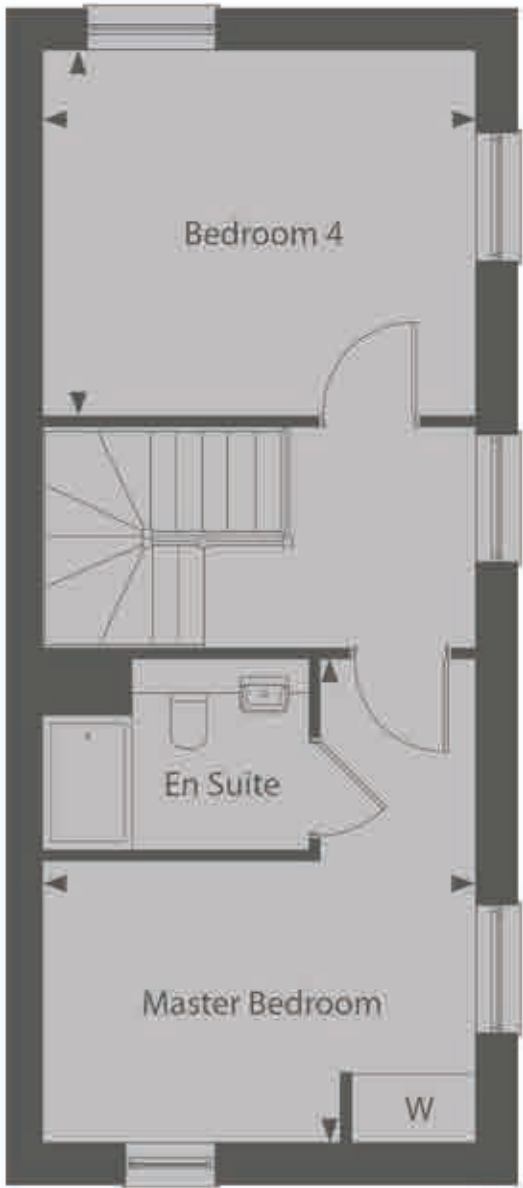
GROUND FLOOR

Kitchen & Dining^	3848mm x 3715mm	12'6" x 12'1"
Living Room	4635mm x 3247mm	15'2" x 10'6"



FIRST FLOOR

Bedroom 2	3848mm x 3247mm	12'6" x 10'6"
Bedroom 3	3848mm x 3090mm	12'6" x 10'1"



SECOND FLOOR

Master Bedroom	3848mm x 4290mm	12'6" x 14'0"
Bedroom 4	3848mm x 3247mm	12'6" x 10'6"

Total Internal Area^ 114.8 sq m 1235.6 sq ft

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe, C denotes cupboard, W/D denotes washer/dryer, *denotes handed plots, Ø denotes water cylinder.
^dimensions vary for plot 846.

Dimensions may vary from those listed above. Please speak to Sales Consultant for details.
All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.



The Specification



Kitchens

- Contemporary base units and tall units with matching worktop with upstand
- Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- Integrated single electric oven
- Integrated microwave*/ Integrated combi microwave oven**
- Gas hob with glass splashback
- Integrated recirculating extractor hood
- Integrated A-rated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard/kitchen
- Amtico flooring
- Energy efficient, white recessed downlighters to ceilings and under-cupboard lighting

Bathrooms and En Suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Double ended bath with bath panel in driftwood (bathrooms only). Shower over bath
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en suites only)
- Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- USB charger sockets in kitchen and master bedroom
- TV provision for Sky Q to living room and master bedroom.
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Radiators with thermostatic valves
- Exterior light to balconies and terraces



Master Bedroom

- Fitted wardrobe with integrated drawers and mirrored door
- Luxurious touch carpet

Decoration

- Carpet fitted to all bedrooms, stairs and landing
- Amtico flooring in hallway and kitchen, living, dining area
- Porcelain floor tiling in bathroom and en suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery



*Applicable for 2 bedroom houses
**Applicable for 3 and 4 bedroom houses

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside reserves the right to amend the specification as necessary. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Images of Beam Park, specification may differ, please ask a Sales Consultant for more details.

The beauty of buying NEW

Building a better future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with? You're not inheriting the previous owner's DIY disasters - this means more time to enjoy your new home.



Customer Service

THE CUSTOMER SERVICE TEAM AT BEAM PARK IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'New Homes Quality Code for Home Builders. Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For further information please visit www.nhqb.org.uk.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial advisors.

Every home at Beam Park carries our commitment to quality and improvement. All of our homes are built to National House- Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner

Countryside Properties Partnerships South has won a 2020 Gold Award for Customer Satisfaction.





Acton Gardens, London

Countryside in Partnership with L&Q

L&Q is one of the UK's leading housing associations, owning or managing over 90,000 homes in London and the South East. It is the largest landlord in the capital, and one of its largest residential property developers, with a reputation for commitment, integrity, and ability to proactively address housing issues in a city with a massive undersupply of homes. It has gained the respect of everyone from those who live in its homes to government, recently being selected to be part of the London Development Panel procurement process set up by the Mayor to accelerate delivery of housing in London.

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Properties Partnerships South is an NHBC 5* developer.

WE CREATE PLACES PEOPLE LOVE



QUALITY In everything we do

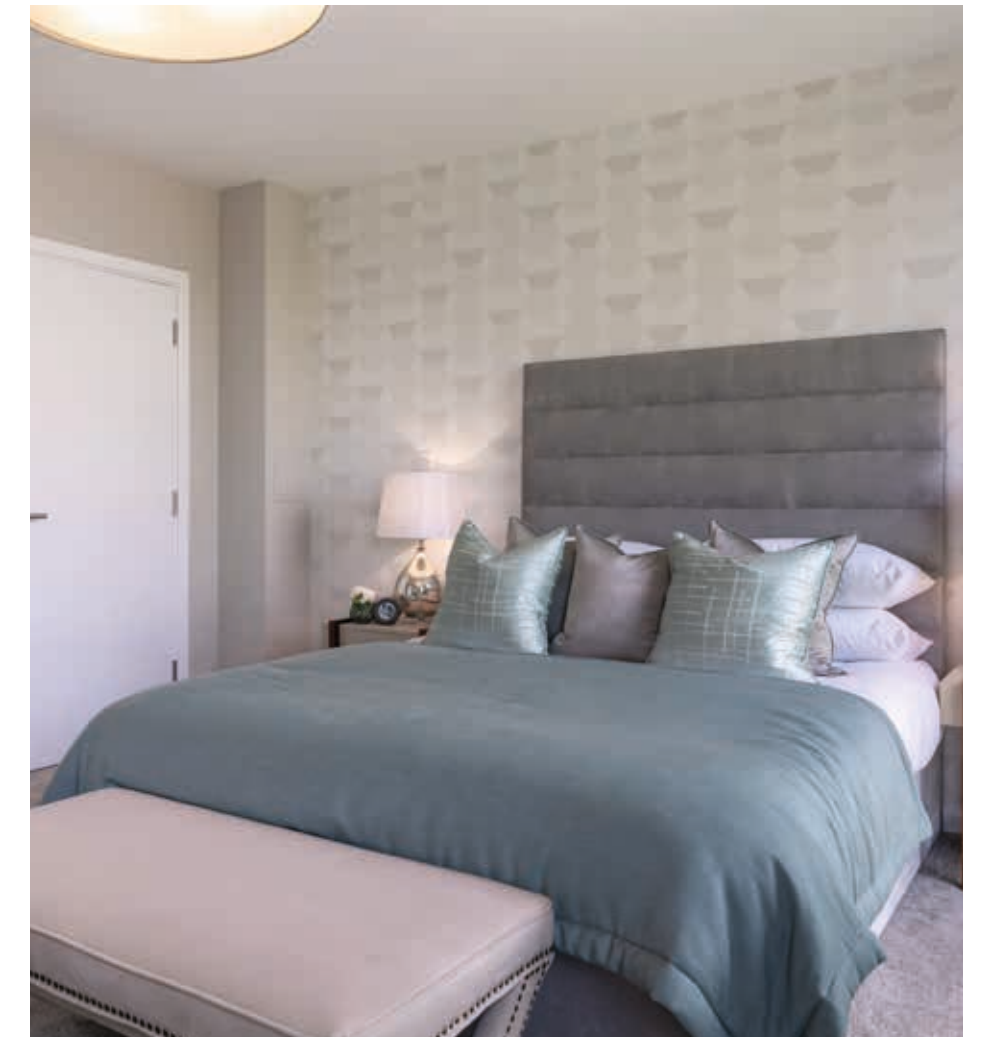
At Countryside, we create communities people want to be a part of. With over 60 years' experience, we specialise in urban regeneration to build beautiful, welcoming homes and create strong communities across London, the South East, the North West of England and the West Midlands. It's this unrivalled, unique vision and depth of experience that we have brought to Beam Park.

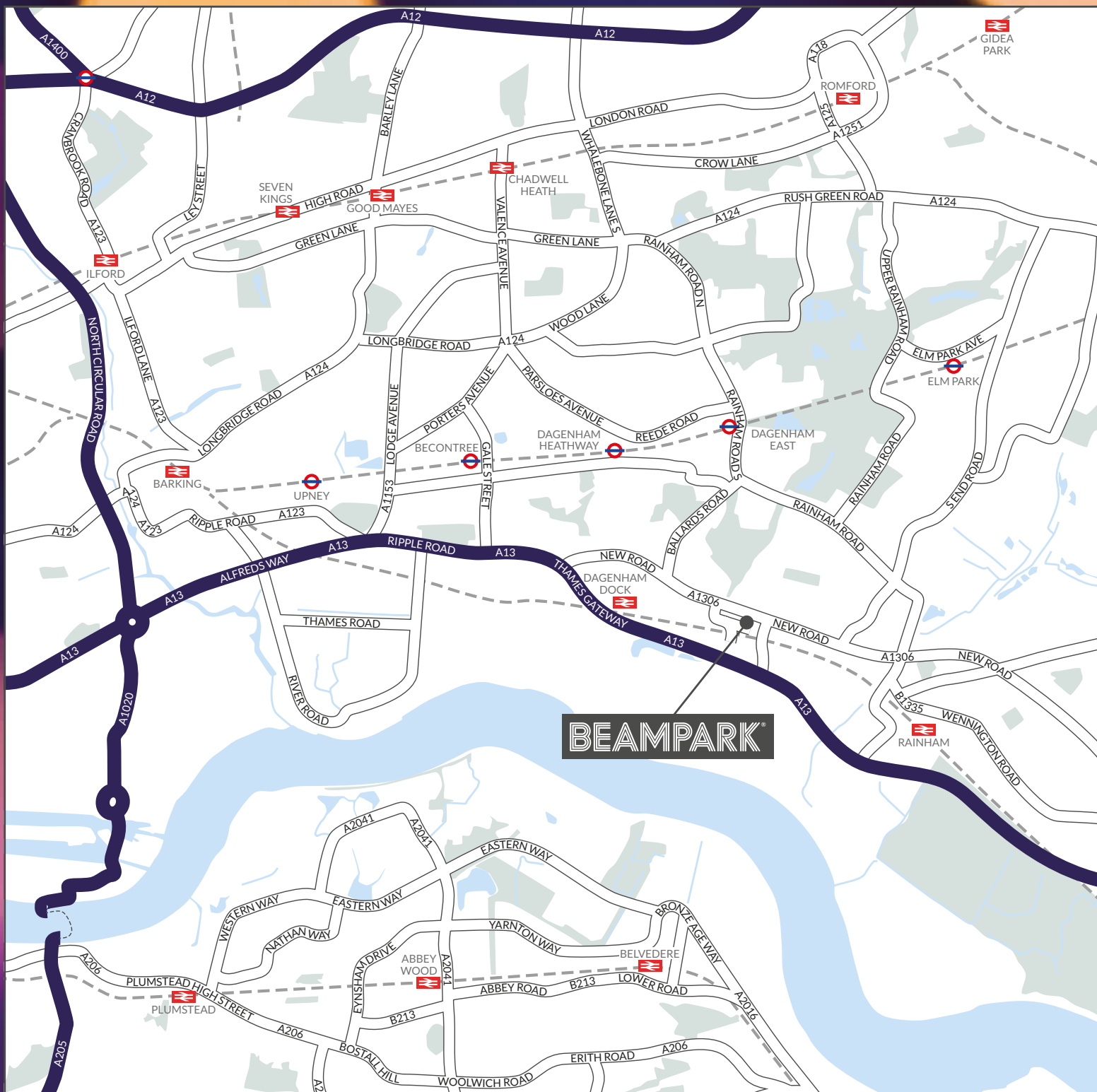
All our homes are built to exceptional standards with a focus on energy efficiency and green living, making people's lives and the environment a better place to be.

In the last year alone, Countryside received awards for 'Best Construction & Materials', 'Best High Volume New Housing Development' and even scooped the coveted in-house gold award for customer service.

With excellent customer service and our 10-year New Home Warranty, we help homeowners feel comfortable and relaxed through every stage of the buying process.

We create places people love.





Map not to scale.

Beam Park Marketing Suite

Rainham, Essex RM13 8DH
beampark@cpplc.com | beampark.com
020 3918 7708

